

Bredbury Gateway

Summary of Planning Application



A planning application has been submitted by Quorum Estates Ltd for an extension to Bredbury Park Industrial Estate, Stockport.

Located within 1 mile of Junction 25 of the M60, the application site represents a unique opportunity to deliver a World Class industrial and logistics development which responds to the significant market demands across the borough, following on from success in recent years with schemes such as Aurora and S-Park in Stockport.

Indeed, the proposals provide a significant opportunity for the borough to compete with the very successful regional logistics schemes such as Omega in Warrington and Logistics North in Bolton.

It will create over 2,200 skilled jobs and complete the last piece of the regeneration puzzle for Brinnington. The sites potential to deliver a highly sustainable employment development has already been recognised. It is identified as a draft allocation within the emerging Greater Manchester Spatial Framework [GMSF].



Site Location

The Proposals

Quorum are seeking outline planning permission for up to 1.25 million sq. ft. of industrial and logistics warehousing (B2/B8) and up to 10,000 sq. ft. of ancillary retail and leisure floorspace. This will provide convenient on-site services for employees.

Much of the detail will be applied at the 'Reserved Matters' stage. This will enable the detailed design to be tailored to meet occupier requirements.

The GMSF

The GMSF, once adopted, will allocate land for housing and employment development across Greater Manchester. The draft document proposes to remove the Bredbury Gateway site from the Green Belt and allocate it for employment development. As part of this process, the Greater Manchester Combined Authority has considered a range of options on how best to secure the creation of jobs required to support Stockport's future economic needs. They have concluded that Bredbury Gateway is the only suitable location to deliver this growth.

However, the GMSF process faces significant delay. At the same time, there is an unprecedented demand for industrial and warehouse space in Stockport, with occupiers desperate to find premises and to integrate into the local communities. It has therefore been necessary to submit an application now to ensure that significant demand for industrial and logistics development in Stockport can be met.

At this stage, we are proposing the following:



A maximum of up to 40% B2 and between 60-100% B8 floorspace



A maximum ridge height of 23m



The provision of a 130 space overspill car park to serve the Stockport Sports Village



The provision of new and enhanced footpaths, a bridleway and an attractive and sensitive landscaping and sustainable drainage systems



Extensive highways improvements to the local network

The Very Special Circumstances

National Planning Policy restricts development within the Green Belt unless it can be demonstrated that 'very special circumstances' exist. In the case of Bredbury Gateway, we think that very special circumstances do exist for the following reasons:

- There is an overriding need for the provision of largescale industrial and logistics buildings in Stockport.
- There are no sites located within the urban area in Stockport or Tameside suitable of accommodating a development of the scale and nature required.
- There are no alternative sites located in the Green Belt in Stockport or Tameside that are better suited to accommodate the proposed development.
- The proposed development will deliver considerable social and economic benefits, including significant job creation.
- The proposals will help to facilitate the wider regeneration of the Woodley and Brinnington areas.

Public Consultation

Through a number of different methods, Quorum have ensured active engagement and involvement of the local community and relevant stakeholders.

This has included a public exhibition, the delivery of leaflets to 4,500 of the local residents, the creation of a bespoke website for the project amongst other means.

This community engagement and consultation has been essential in the evolution of these proposals. Quorum have responded to the comments that they received and have made subsequent enhancements to a number of components to the scheme such as the sports village car park, lighting layouts, bridleway and footpaths. This has ensured that the proposals are specifically tailored to the local needs of the borough.

Occupier Case Studies

Bredbury Gateway has not yet been marketed by Quorum or their agents, however, through their involvement in the local industrial market and due to the site's inclusion within the GMSF, Quorum have had various unsolicited approaches from occupiers enquiring about the site's availability and likely timescales for development.

The occupiers have been wide ranging, and include both local, regional and international companies who operate in industrial, logistics and advanced manufacturing sectors. Whilst the identity of the occupiers remains confidential, we have summarised below just four case studies of occupiers who typify the nature of enquiries received for the site:

Case study 1:

Stockport town centre based manufacturer and distributor.

This company have been established in Stockport town centre for 80 years but now require a new modern site to enable the business to expand. Their existing town centre site also sits within one of the Council's large regeneration plans adjacent to the train station, so they will need to re-locate at some point to facilitate this scheme. The company requires 5-6 acres, with a building of 65-85,000 sq ft, built to 12m eaves height.

The company employs around 90 people at present, and this would increase with a new larger facility at Bredbury Gateway. There are very few suitable options currently available in Stockport and this company is therefore having to look outside of the borough as far away as Rochdale and Oldham. The company is greatly concerned about retaining as many of their existing skilled workforce as possible and a move out of the borough could cause issues for many of them.

Case study 2:

A Bredbury based printing company. This company is a long standing occupier on Bredbury Industrial Estate. They currently lease a building of approximately 50,000 sq ft which has been extended and reconfigured in recent years to accommodate their changing needs. The existing site is now at full capacity, and they have expressed serious interest in a new build unit of c. 100,000 sq ft on Bredbury Industrial Estate.

The business is American owned, and they have a desire to occupy a modern or preferably new build unit in line with their other premises around UK and abroad. They currently employ 100 people on site, and their re-location would result in additional new jobs. They have had to extend their current lease recently as they couldn't find a suitable site in Stockport, although they have the ability to terminate this in the next 2-3 years, which will suit timescales for Bredbury Gateway.

Case study 3:

International distribution company. This company have a requirement for a new build unit of c. 500,000 sq ft in South East Manchester for bulky goods storage and distribution. They have viewed Bredbury Gateway and expressed serious interest, and are being updated on the status of the planning application. They will bring significant jobs at all levels, and a large investment into the area.

Case study 4:

New Mills based confectionary manufacturer. This company engaged with Quorum regarding Bredbury Gateway and latterly Stockport Council about their requirement for up to 400,000 sq ft for a new production facility in Stockport in order to expand one of their successful production lines. Given their existing location, Stockport was their favoured location due to motorway access and ease of travel to their HQ factory.

Due to timescales and planning status of Bredbury Gateway, they decided that their business need was so urgent that they were unable to wait for the planning process to take place. Furthermore, they were unable to identify any other suitable sites in Stockport, Tameside or Manchester and have recently committed to take a site at Midpoint Business Park, Middewich, Cheshire East. The fact that this company have opted for a site c. 30 miles from their preferred destination, serves to emphasise the lack of large scale development sites available and the resulting loss of jobs and economic investment in the town.

The Local Economy

The Bredbury Gateway development will lead to the creation of thousands of jobs. Emphasis will be placed on employing local people and a subsequent local training and employment initiative will be established. Bredbury Gateway will:



Create in the region of **2,214 total permanent workforce jobs** or **2,069 FTE jobs** once fully operational.



Create approximately **138 temporary construction jobs per annum** on average during the construction phase of five years, or **69 FTE construction jobs**.



Generate **£3.3m per annum** in Business Rates.



Enhance the profile of Bredbury Industrial Estate as a **premier employment destination in Greater Manchester**.



Create a **competitive advantage for Stockport Borough** within the industrial and logistics sectors.



Help maintain a **diversified local economy** in an area where traditional industries have declined and economic growth is a key driver for the area.



Improve the socio-economic outcomes of deprived areas within Stockport and Tameside by offering convenient new employment opportunities.

Improvement Works

Quorum are offering a range of improvement works which will improve local circumstances for the surrounding residents:



The provision of a **130-space overspill car park** for the Stockport Sports Village. There are currently significant capacity issues with the existing car park resulting in on-street parking issue around Lambeth Grove and Mill Lane.



The creation of a **high quality public footpath/bridleway** at the north of the site, running close to the southern bank of the River Tame.



An **attractive and carefully considered landscape scheme** that will reduce the visual impacts of the development on the Tame Valley.



Significant junction improvement works are proposed at various locations to reduce the impacts on the existing highway network.



A range of off-site improvement works are proposed to **enhance pedestrian links** between the site and cycle links with Brinnington and Woodley.



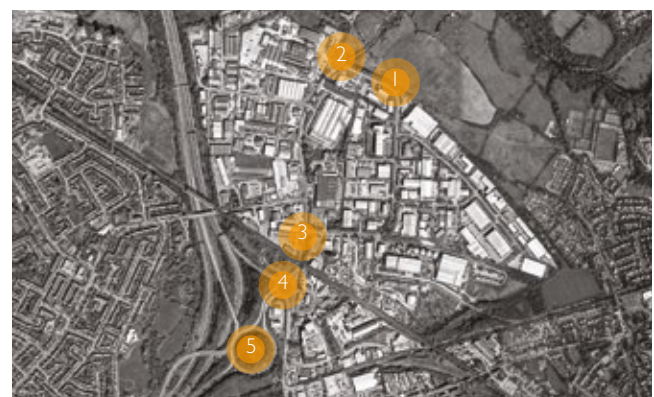
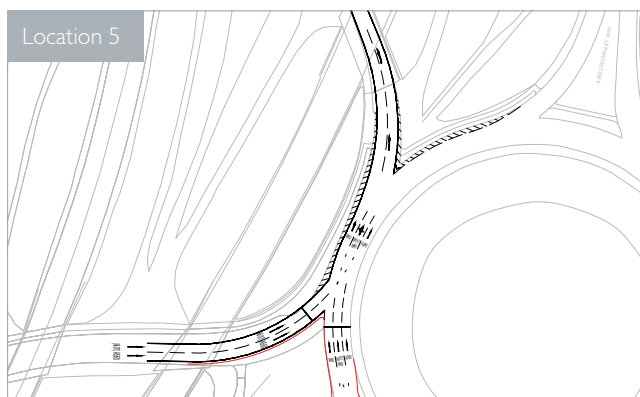
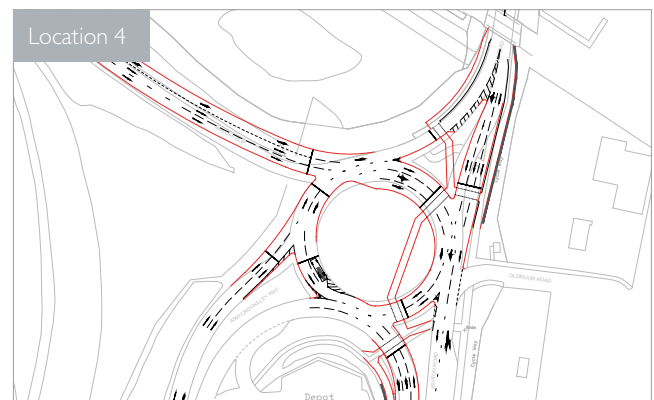
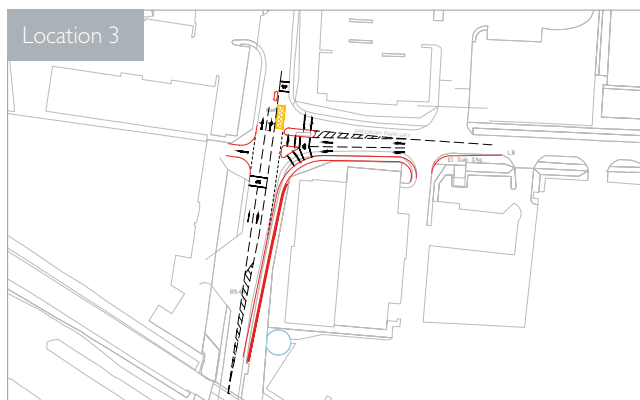
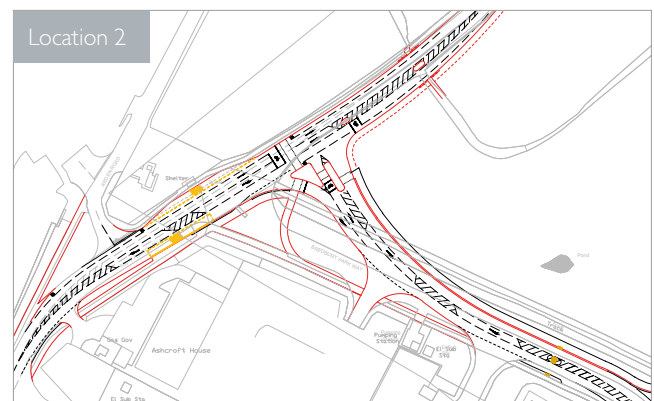
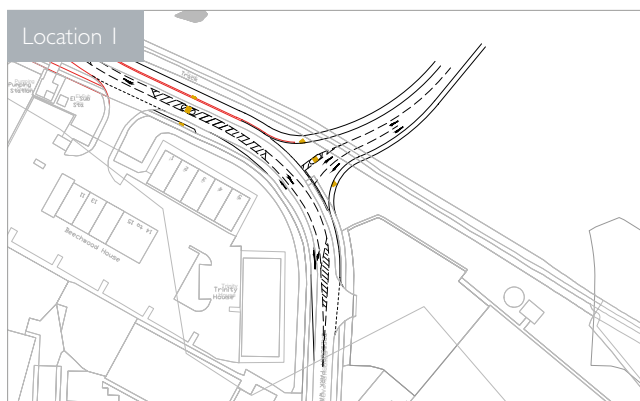
Highways & Transport

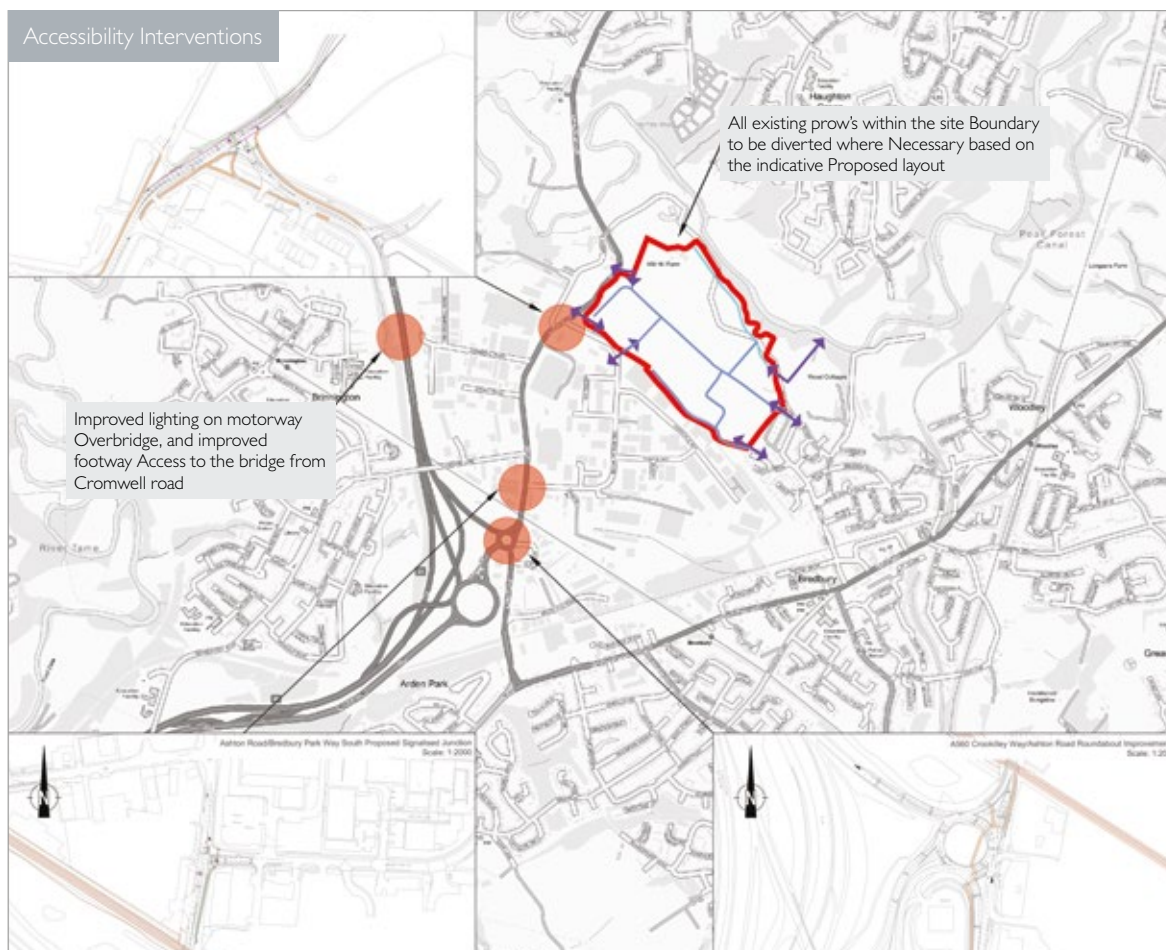
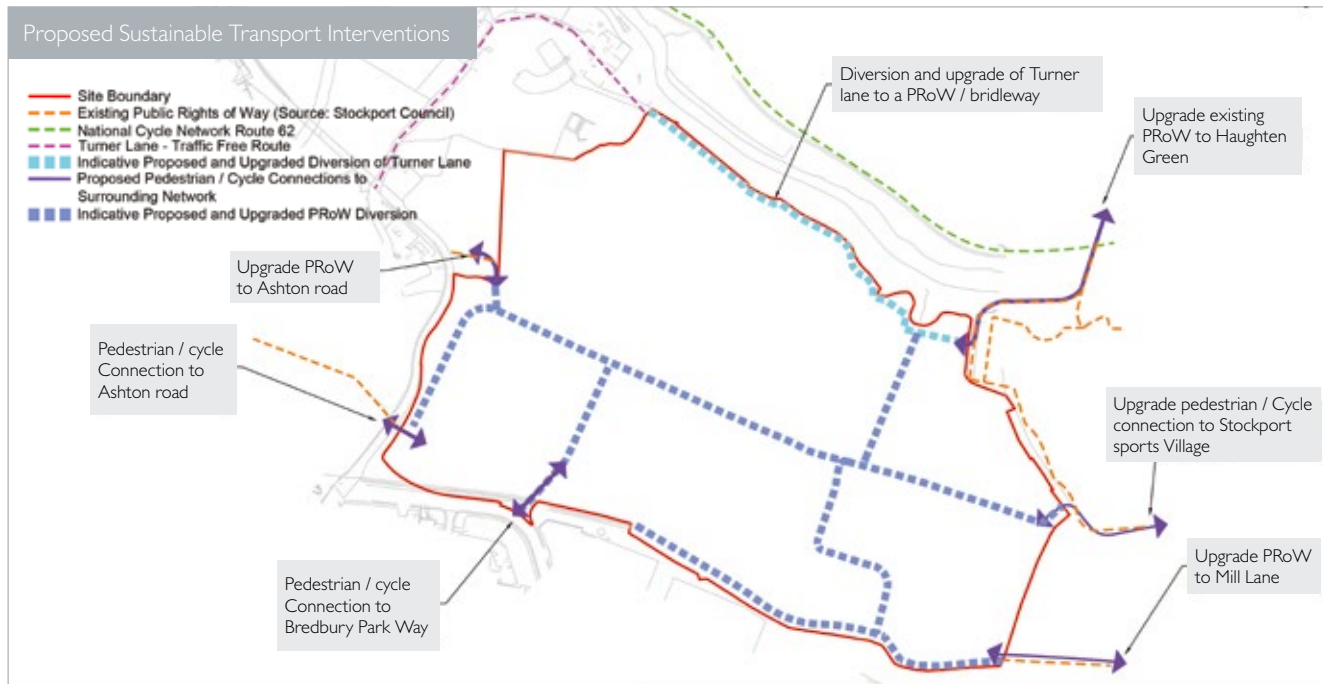
It was recognised from an early stage that there are highway capacity issues around the site. Quorum have explored a range of options to ensure that any impact from the development is properly mitigated. We have sought to identify opportunities to improve the existing circumstances.

We have engaged with the Local Highways Authority and Highways England. In order to reduce the impacts of the development on the highway network, the following junction improvements will be undertaken:

1. Site Entrance - Bredbury Park Way
2. Ashton Road / Bredbury Park Way (northern junction);
3. Ashton Road / Bredbury Park Way (southern junction);
4. M60 Junction 25 northern roundabout; and,
5. M60 Junction 25 southern roundabout.

The improvement works range from the introduction of signal controls to the introduction of additional approach lanes/carriageway widening. Full details are available within the Transport Assessment. The proposed highway improvement works have been tested through detailed modelling and have been shown to effectively mitigate the development traffic impacts.





Renewal and Regeneration

The local area displays relatively high levels of deprivation, particularly Brinnington, parts of Tameside and Bredbury. The proposals will provide socio-economic benefits contributing to the regeneration of these areas.

Brinnington is a priority area for regeneration. It has benefitted from a number of initiatives in recent years including the replacement Lapwing Sports & Leisure Centre which opened in March 2018 and the Blackerry Vale and Blackberry Point housing schemes that are being delivered by Countryside Properties.

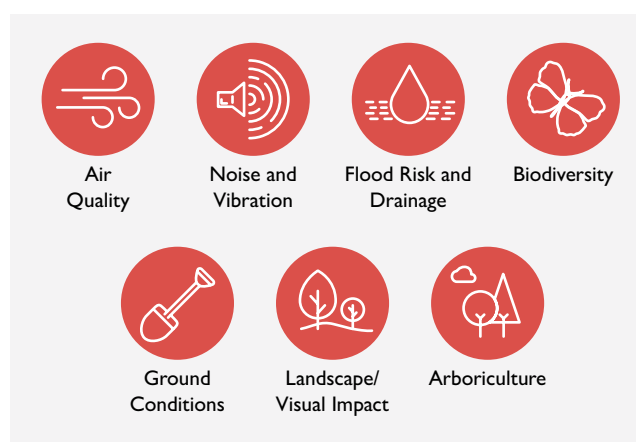
There are also a number of social, wellbeing and health initiatives that have been launched to supplement the physical regeneration, largely driven by the Brinnington Big Local group who recently secured funding to develop a new Brinnington Community Hub which was opened by Andy Burnham in July 2019. The Bredbury Gateway development will form the final piece of the jigsaw, delivering the accessible high quality employment opportunities that will secure the overarching regeneration and renewal of Brinnington.

Bredbury Gateway will significantly enhance the socioeconomic conditions of Brinnington Tameside and Bredbury which currently displays relatively high levels of disadvantage in the context of employment opportunities. Currently, a significant number of Tameside residents are employed in the Bredbury area. The proposals will create a more diverse employment offer that will include highly skilled jobs as the logistics industry continues to expand and diversify for residents in Brinnington Tameside and Bredbury.

The suburb of Brinnington, which was originally established to provide homes for the workers of the Bredbury Industrial Estate, is identified as an area with low levels of car ownership. Bredbury Gateway represents a unique opportunity to create new jobs that people of Brinnington can easily and sustainably access from the local area.

The Environment

It was recognised that issues associated with the environment may arise from the development. Quorum have therefore ensured that any issues relating to environmental issues have been appropriately mitigated against. Indeed, an Environmental Statement forms part of this planning application which assesses the following environmental issues:

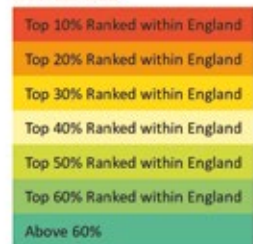


Of particular note is the issues that may arise in relation to air quality. It was recognised that the development's effect on air quality is most likely to arise during the construction phase and operational phase. However, the Environmental Statement concludes that the effects during construction are considered not 'significant' when considered with the mitigation measures that will be implemented.

Overall, the Environmental Statement, alongside the supporting reports and plans illustrate that with appropriate mitigation, the development will not give rise to any significant adverse effects in relation to environmental issues. Indeed, the surrounding environment is able to fully accommodate the proposed development.

Indices of Multiple Deprivation (IMD), 2015 - IMD Rank % (shown at LSOA):

MOST DEPRIVED



LEAST DEPRIVED

Source: Department for Communities & Local Government, Indices of Deprivation 2015



STOCKPORT

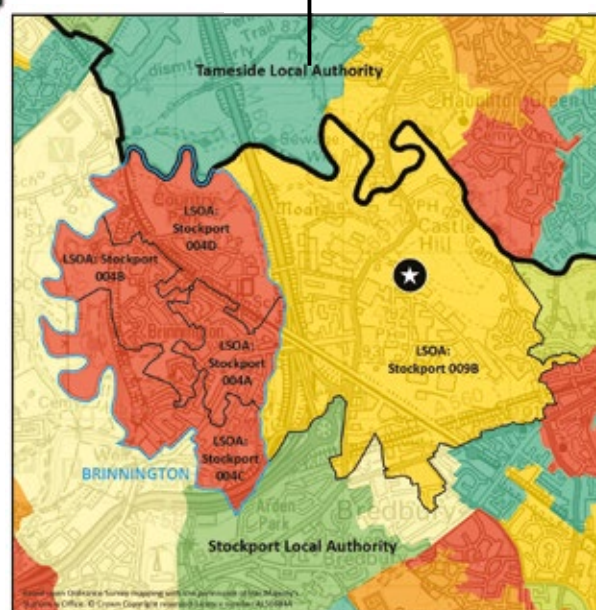
LICHFIELD

ASHTON UNDER LYNE

STALYBRIDGE

Tameside
Local Authority

Stockport Local Authority



Indices of multiple deprivation

What Next?

The application was submitted to Stockport Metropolitan Borough Council on the 9th August 2019. The Council is now consulting with local residents and statutory consultees. Council Officers will then make a recommendation on the application before members of the Planning & Highways Regulation Committee vote and make a decision. Determination of the planning application is expected in Spring 2020.

Listening to the community

The elected members who sit on the Council's Planning & Highways Regulation Committee will take into consideration the views of local people and businesses when making their decision. With submissions of support from the local community, members will find it easier to approve the plans.

You can play a vital role in getting our plans over the line by telling the Council your reasons for supporting these proposals.

How can I support the planning application?

We believe that the voice of the local business community should be heard, and we would be delighted if you are able to spare a couple of minutes for support our proposals.

If you support Quorum's plans to deliver 1.25 million sq ft of purpose-built employment space in Brebury, which will create up to 2,200 jobs once fully occupied, here's how you can tell the Council:

You can do so in any of the following ways:

Email: planning.dc@stockport.gov.uk

Visit: <https://havingyoursay.co.uk/help-make-bredbury-gateway-a-reality> and complete the online supporter form;

Or write to: Stockport Council's Planning Services at Stockport Council, Stopford House, Piccadilly, Stockport SK1 3XE

Please use the planning application reference: DC/074399 when making your comments to the Council.

If you need any further information, please do not hesitate to call our community information line on 0161 711 0293 (Monday to Friday 9:00am to 5:30pm).

Where can I view more information?

The application documents can be viewed online at either:

www.bredburygateway.co.uk

or via the Council's planning portal (www.planning.stockport.gov.uk/PlanningData-live) by using the application reference DC/074399.

